

# The Old Lambing Shed

Bushey Down Farm, Droxford, Hampshire SO32 3QW



To let

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Well proportioned light industrial/workshop/storage space available to let with integrated office and WC facilities and off street parking.

## DESCRIPTION

Located approximately 1 mile east of the village of Droxford just off the B2150. The property has excellent road access being close to the major conurbations of Winchester, Portsmouth, and Southampton having the benefit of close access to the A3 to Petersfield, A34 to Winchester and A32 to Alton and Fareham.

## GENERALLY

The Old Lambing Shed is a well proportioned building with potential for light industrial/workshop/storage opportunities and is available to let with immediate effect, subject to necessary references. The property has the benefit of a good area of parking, an integrated office, WC, alarm system, three phase electricity, water and drainage.

## AREA AND RENT/PURCHASE PRICE

The property consist of a steel portal frame general purpose building extending in total to 423 sq m (4,560 sq ft) with a large roller shutter door at each end giving access for vehicles. In addition there is a pedestrian access to the eastern elevation into the office area. The office area extends to 27 sq m (290 sq ft) and has the benefit of electrical points and phone line connections, including access to Broadband. The office benefits from computer friendly strip lighting.

Area 423 sq m (4,560 sq ft)  
Rent £16,000 per annum

## BUSINESS RATES

The rateable value is £9,000 with effect from 1st April 2010, giving annual business rates of £4,365/annum. Rates will be payable by the Tenant to Winchester City Council

## TERMS

The premises are available to let on an internal maintaining and repairing lease subject to standard rent review provisions and for a term to be agreed.

### Important Notice:

BCM, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and BCM have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred.

## LOCAL AUTHORITY

Winchester City Council Tel. 01962 840222

## VIEWING

Strictly by appointment with Christopher Horn at BCM.

Tel: 01962 763900

Fax: 01962 763901

E: info@bcm.co.uk

## DIRECTIONS

From Droxford head north on the A32 to Merringtons garage crossroads at the edge of the village. Take the right hand turning along the B2150 towards Hambledon and Clanfield. After approximately 1 mile, going under the bridge and past The Hurdles pub, the farm is located on the left hand side in the bottom of the dip.

